OYSTER BAY ESTATES UNIT 1
BLOCK B LOT 6
OR 55 P 290 & OR 86 P 608, 698

CAREY PHILLIP A/CAREY SUSAN E
86 GULF BREEZE DR
CRAWFORDVILLE, FL 32327

2024

00-00-121-055-12180-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	06
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

86 GULF BREEZE DR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	06/25/2019 MMSR	LAND DATE	06/25/2019 MMSR
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,855
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	84,855
SOH/AGL Deduction	17,967
ASSESSED VALUE	66,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,888
TOTAL JUST VALUE	84,855
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,636

PU SFD, XFOB, CHG LEN , SF XFOB, DEMO XFOB

COA PER NCOA REPORT

LN 4

5 YR PRCL CH, CORR CODES TO VACANT, PU XFOB

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00055	SFD-CO		01/03/2024
18217	N/A	0	02/23/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0837/0852	10/25/2010	WD	Q	V	01	59,900
GRANTOR: WRIGHT GEORGE & PATRI						
GRANTEE: CAREY PHILLIP A & S						
0558/0578	9/22/2004	WD	Q	V	03	320,000
GRANTOR: WEBSTER						
GRANTEE: WRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0211	CONCRETE W	0	0	80	3	240.00	SF	6.00	6.00	100	2014	2014	3	62	893	
2	0375	WOOD WALK	0	0	10	3	30.00	SF	15.00	15.00	100	2012	2012	3	52	234	
3	0840	SEAWALL RI	0	0	0	0	80.00	LF	38.00	38.00	100	2014	2014	3	62	1,885	
4	0371	FLOATING D	0	0	16	8	128.00	SF	20.00	20.00	100	2016	2016	3	72	1,843	

LAND DESCRIPTION

TOTAL OB/XF 4,855

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	SFR CANAL	0			80.00	100.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 09/03/2024 BY LW Total Acres: 0.18 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 04/01/2026 BY SYS